172.0	0005	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	679,000	/	679,000
USE VALUE:	679,000	/	679,000
ASSESSED:	679,000	/	679,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHERA TIMOTHY J
Owner 2:	CHERA THERESA
Owner 3:	
Street 1:	15 INVERNESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GILBERT JENIFER & -
Owner 2:	ZEID RHAMY -
Street 1:	15 INVERNESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .078 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3413.000	309,700	3,600	365,700	679,000
Total Card	0.078	309,700	3,600	365,700	679,000
Total Parcel	0.078	309,700	3,600	365,700	679,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 573.48 /Parcel: 573.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114101

GIS Ref

GIS Ref

Insp Date 09/15/18

!13328!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,700	3600	3,413.	365,700	679,000		Year end	12/23/2021
2021	101	FV	300,500	3600	3,413.	365,700	669,800		Year End Roll	12/10/2020
2020	101	FV	300,600	3600	3,413.	365,700	669,900	669,900	Year End Roll	12/18/2019
2019	101	FV	252,100	3600	3,413.	360,400	616,100	616,100	Year End Roll	1/3/2019
2018	101	FV	252,100	3600	3,413.	276,900	532,600	532,600	Year End Roll	12/20/2017
2017	101	FV	252,100	3600	3,413.	261,200	516,900	516,900	Year End Roll	1/3/2017
2016	101	FV	252,100	3600	3,413.	240,300	496,000	496,000	Year End	1/4/2016
2015	101	FV	245,800	3600	3,413.	224,600	474,000	474,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:46:03

LAST REV

Date	Time
02/05/19	11:47:47
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILBERT JENIFER	70298-219		11/28/2017		632,000	No	No		
FOUSEK PHILIP/J	60390-492		11/1/2012		440,000	No	No		
BEAUDETTE DEBOR	52028-311		12/30/2008		432,000	No	No		
BEAUDETTE DEBOR	37543-306		1/2/2003	Family	99	No	No		
SMITH RUSSELL	27401-297		6/19/1997		172,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/1998	672	Redo Kit	5,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	189	PATRIOT
10/17/2008	Meas/Inspect	189	PATRIOT
2/12/2000	Inspected	263	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
3/31/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3413		Sq. Ft.	Site		0	70.	1.53	6									365,673						365,700	

Total AC/HA:	0.07835	Total SF/SM:	3413	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 365,673	Spl Credit	Total: 365,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347209
Depreciation:	37499
Depreciated Total:	309710

COMMENTS

SCUTTLE OF=SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

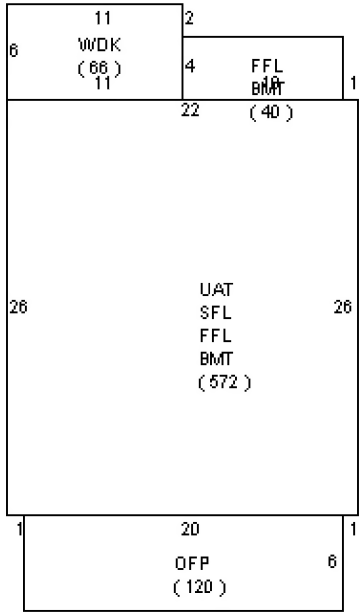
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.19
Special Features:	0	Val/Su Net:	145.74
Final Total:	309700	Val/Su SzAd	261.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	612	51.600	31,577
FFL	First Floor	612	171.990	105,258
SFL	Second Floor	572	171.990	98,378
UAT	Upper Attic	143	68.800	9,838
OFP	Open Porch	120	29.650	3,557
WDK	Deck	66	15.680	1,035

Net Sketched Area:	2,125			Total:	249,643
Size Ad	1184	Gross Area	2554	FinArea	1184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	GD	1940	28.89	T	30	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc